

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 31, 2013**

PRESENT: Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
James R. Hart, Commissioner At-Large
Janyce N. Hedetniemi, Commissioner At-Large
Ellen J. Hurley, Braddock District
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District
Peter F. Murphy, Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: None.

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The meeting was called to order at 8:16 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Chairman Murphy announced that tonight was the last Planning Commission meeting before the August recess and noted that the next meeting would be on Thursday, September 12, 2013.

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On behalf of the Planning Commission, Chairman Murphy thanked staff from the Planning Commission Office for their work, noting that there had been numerous changes to personnel in recent months, and recognized Director, Jill Cooper; Deputy Director, Kim Bassarab; Deputy Clerk, Jeanette Nord; Associate Clerk, Jacob Caporaletti; Communication Specialist, Regina Stewart; and Planning Technician, Toni Denson. He added that the new Clerk to the Commission, John Cooper, would begin work on August 12, 2013. He also thanked County Executive, Edward Long Jr., for his assistance during this transition period. In addition, he thanked the Department of Planning and Zoning, Department of Transportation, and Cable Programming for their excellent work.

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Chairman Murphy welcomed Gizele Johnson, Clerk to the Arlington County Planning Commission, who was attending tonight's meeting.

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SEA-2009-DR-008 – OAKCREST SCHOOL (Hunter Mill District) (Decision Only)
(The public hearing on this application was held on June 20, 2013. A complete verbatim transcript is in the date file.)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 2009-DR-008, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 30, 2013

Commissioner Litzenberger seconded the motion which carried by a vote of 6-5-1. Commissioners Donahue, Hall, Hart, Hedetniemi, and Lawrence were opposed. Commissioner Sargeant abstained.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REAFFIRMATION OF THE PREVIOUS MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ON THE EAST AND SOUTH TO FAVOR EXISTING VEGETATION AND AS SHOWN ON THE SPECIAL EXCEPTION AMENDMENT PLAT.

Commissioner Litzenberger seconded the motion which carried by a vote of 8-2-1. Commissioners Hart and Lawrence were opposed. Commissioner Sargeant abstained. Commissioner Hall was not present for the vote.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REAFFIRMATION OF THE PREVIOUS MODIFICATION OF THE LOCATION OF THE REQUIRED BARRIER ALONG THE EASTERN AND SOUTHERN BOUNDARIES TO FAVOR THAT BARRIER SHOWN ON THE SPECIAL EXCEPTION AMENDMENT PLAT.

Commissioner Litzenberger seconded the motion which carried by a vote of 8-2-1. Commissioners Hart and Lawrence were opposed. Commissioner Sargeant abstained. Commissioner Hall was not present for the vote.

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ORDER OF THE AGENDA

Secretary Hall established the following order of the agenda:

1. CSPA 1999-PR-060-03 – ROCKS TYSONS TWO, LLC
2. RZ/FDP 2011-HM-032 – TYSONS WEST RESIDENTIAL, LLC AND JBG/TYSONS HOTEL, LLC

This order was accepted without objection.

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CSPA 1999-PR-060-03 – ROCKS TYSONS TWO, LLC – Appl.

Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously-approved Comprehensive Sign Plan associated with RZ 1999-PR-060 to permit sign modifications. Located 8027 Leesburg Pk., 1934, 1938 and 1942 Old Gallows Rd., Vienna, 22182, on approx. 3.77 ac. of land zoned PDC, HC, and SC. Tax Map 39-2 ((1)) 7; 39-2 ((15)) 9, 11, and 30. PROVIDENCE DISTRICT.
PUBLIC HEARING

Commissioner Lawrence asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 1999-PR-060-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 31, 2013.

Commissioners Flanagan and Hall seconded the motion which carried by a vote of 12-0.

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RZ 2011-HM-032 AND FDP 2011-HM-032 – TYSONS WEST RESIDENTIAL, LLC AND JBG/TYSONS HOTEL, LLC –

Appls. to rezone from I-5, C-7, HC, and SC to PTC, HC, and SC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.75, approval of the conceptual and final development plans and Waiver Number 6279-WSWD-001-1 to permit the location of underground stormwater management facilities in a residential area. Located in the N.W. quadrant of the intersection of Leesburg Pk. and Westwood Center Dr. on approx. 16.02 ac. of land. Comp. Plan Rec: Transit Station/Residential Mixed Use. Tax Map 29-1 ((1)) 10D; 29-3 ((20)) C2 and C3. HUNTER MILL DISTRICT. JOINT PUBLIC HEARING

Elizabeth Baker, Applicants Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavit dated June 5, 2013.

Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had an ongoing case where attorneys from Ms. Baker's firm were representing an adverse party, but that matter and those parties were unrelated to this case and there was no financial relationship; therefore, it would not affect his ability to participate in this public hearing.

Suzanne Lin, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of applications RZ/FDP 2011-HM-032.

When Commissioner de la Fe asked whether progress had been made in addressing the four outstanding issues listed on page 52 of the staff report, Ms. Lin said the following:

- The applicant had met with staff and the Virginia Department of Transportation (VDOT) on July 30, 2013 to address the issue regarding the Level of Service waiver and a resolution was almost finalized;
- The issue regarding outdoor dining was addressed by Development Condition Number 2;
- The issue regarding stormwater management was still a concern and staff recommended that the applicant provide additional measures, such as temporary facilities within the interim surface parking lot or improving existing facilities; and
- The applicant had addressed the issue regarding the surface parking lot located at the corner of Westwood Center Drive and Leesburg Pike by agreeing to discontinue the use of this lot after three years.

(A copy of the revised Development Conditions dated July 31, 2013, is in the date file.)

Responding to questions from Commissioner Hart, Ms. Lin explained that the intent of Proffer Number 16, Telecommunications Equipment, was to permit the installation of telecommunications equipment, adding that this proffer would not preclude the need for a 2232 or “feature shown” application, as required by the Zoning Ordinance. A discussion ensued between Commissioner Hart and Ms. Lin regarding the language of the proffer wherein Ms. Lin agreed to make it clearer. (A copy of the revised proffers dated July 23, 2013, is in the date file.)

When Commissioner Hart asked for clarification regarding the pricing of the parking spaces, as articulated in Proffer Number 58, Public Space, Ms. Lin indicated that the proffer would require visitors to pay for parking based on market rates and no free parking spaces would be reserved for employees at the site. She also agreed to make this language clearer.

Referring to Sheets A200 and A202 of the CDP, Commissioner Hurley pointed out that the traffic lanes for Westwood Center Drive had been modified from the existing layout to include two straight lanes and one lane with a straight or right-turn option. She noted that this arrangement would be an improvement over the existing layout and asked why Westwood Center Drive had been modified to the existing layout.

Jeffrey Hermann, Transportation Planning Division, Fairfax County Department of Transportation (FCDOT), stated that the Dulles Silver Line Metrorail Project had prompted the existing layout of Westwood Center Drive. In addition, he said that a traffic analysis conducted for the existing Wal-Mart on the site had also recommended that the lane configuration be

modified to the design depicted on Sheets A200 and A202 and the subject applications would instigate this design. Mr. Hermann also noted that VDOT had acknowledged that the existing lane configuration was not effective and supported the proposed modification. A discussion ensued between Commissioner Hurley and Mr. Hermann regarding the timeframe for when the proposed lane configuration would be installed wherein Mr. Hermann indicated that it was VDOT's prerogative to make modifications to Westwood Center Drive.

In response to questions from Commissioner Sargeant, Ms. Lin said that the subject property was currently developed with 41 million square feet of gross floor area (GFA). Mr. Hermann then stated that the target vehicle trip reductions for the Transportation Demand Management (TDM) plan, as articulated in Proffer Number 48, TDM Plan, would be 30 percent until the GFA of the development exceeded 65 million square feet.

When Commissioner Sargeant asked staff to explain how the multimodal incentive program mentioned in Proffer Number 48I, TDM Incentive Fund, would function, Mr. Hermann explained that the applicant would contribute to the incentive fund at a rate of \$0.02 per gross square foot of new office or residential use to encourage residents or employees to utilize alternative modes of transportation. In addition, he noted that this fund would not be regularly replenished and the strategies implemented would be reviewed annually. Mr. Hermann then stated that more detailed aspects of the plan, such as the types of communication that would be utilized, would be finalized during the applicant's TDM work plan.

Commissioner Lawrence suggested that the word, "be," be added to the second sentence in Section A of Proffer Number 61, Stormwater Management, at the beginning of the phrase, "Subject to the determination of the Department of Public Works and Environmental Services (DPWES)."

In reply to questions from Commissioner Lawrence, Ms. Lin concurred that more time was needed to finalize the remaining FDPs for the subject property. She also indicated that the proffers would not impede the implementation of new technology or more cost-effective measures in stormwater management, adding that each subsequent FDP would provide opportunities for innovative measures. In addition, William Marsh, Tysons Urban Center Coordinator, DPWES, concurred with Ms. Lin's statement, saying that the applicant encouraged innovative stormwater management provisions and would be mindful of changing policies on best management practices, as mandated by the State of Virginia.

Commissioner Hart stated that Commissioner Lawrence's proposed modification for Section A of Proffer Number 61 was not necessary.

Replying to questions from Commissioner Flanagan, Mr. Marsh said that the applicant would detain the first inch of stormwater on the subject property, but some of that water would be utilized for other features such as plantings and green roofs. He also confirmed that a portion of the detained stormwater would flow into the existing drainage streams and would not starve these drainage streams. In addition, he said that the proposed stormwater management provisions also would account for future regulations that would require the applicant to further curtail the stormwater draining from the site.

Ms. Baker delivered a PowerPoint presentation on the proposed development, saying that the subject property was located in the Tysons West area near the planned Spring Hill Metrorail Station. She said that the existing development on the site included a Sheraton Hotel and a Wal-Mart. She then explained the following:

- The proposal would add two high-rise buildings along Westwood Center Drive and Route 7, identified as Buildings A and B in the CDP, and a shorter mid-rise building, identified as Building C;
- The proposal would be consistent with the Comprehensive Plan recommendation that the existing Sheraton Hotel remain a prominent site on the subject property;
- The Westwood Village Community was located to the southwest of the site; and
- The design of the existing Wal-Mart on the site was more conducive to the urban landscape of the area and also included a 24-Hour Fitness, 29,000 square feet of office space, and street level retail shops.

Ms. Baker identified a sculpture on the site that had been installed by the applicant and noted that the Comprehensive Plan recommended that Tysons West be the arts and entertainment center of Tysons Corner. She then described the design of the three proposed buildings, noting the shift from suburban to urban architecture. In addition, she said that Cornerside Boulevard would be extended and would incorporate additional outdoor uses such as outdoor dining and pocket parks. She also indicated the following:

- The applicant had requested permission to utilize interim uses for area around Buildings A and B, which would include pop-up retail, temporary retail, public parks, festivals and fairs, and off-street parking;
- The building identified as Building C would be constructed on a portion of land that was currently utilized for parking for the existing Sheraton Hotel, but this use was temporary and would be relocated during Building C's construction; and
- The applicant sought flexibility for a variety of interim uses for the site of the temporary parking for the Sheraton after Building C was completed.

Ms. Baker described the contemporary architecture for Building C, noting the locations of the pocket parks and its proximity to the Sheraton Hotel. Ms. Baker said that the proposal would accommodate a potential ramp connecting the Dulles Toll Road to Boone Boulevard, as articulated in the Comprehensive Plan, by providing an interim ramp dedication that would be made once certain criteria were met. She also pointed out the difficulty of constructing this ramp due to the presence of the Westwood Village and the Sheraton Hotel, noting that the preferred alignment of the ramp could not be accommodated due to the presence of the hotel. However, she stated that Proffer Number 35B, Future Ramp Connection to Dulles Airport Access and Toll

Road, would dedicate the necessary land for this alignment should the Sheraton Hotel be demolished for redevelopment. Ms. Baker said that the applicant was committed to providing a variety of parks on the subject property and highlighted the recreation focused park identified as Park A on page 10 of her PowerPoint presentation, which included a multi-purpose court, a playground, and an open lawn area. She also highlighted the dog park identified as Park B on page 11 of her PowerPoint presentation, which included a water feature, and the urban plaza identified as Park E on page 12, which included a fountain, a sculpture, and a variety of moveable features that would permit events such as live entertainment or farmers markets. Ms. Baker addressed the four outstanding issues listed on page 52 of the staff report as follows:

- The applicant had met with staff and VDOT on July 30, 2013 to address the issue regarding the Level of Service waiver and a resolution was almost finalized, as indicated by staff;
- The applicant would resubmit this waiver and VDOT had agreed with them on the provisions necessary to mitigate the impact of the proposal on Westwood Center Drive and Leesburg pike, noting that an additional proffer on this issue would be added prior to the Board of Supervisors' public hearing;
- The presence of the existing development created difficulties for improving stormwater management on the subject property, but the applicant would retrofit some of this development with improved stormwater management features, such as the installation of a green roof atop the Sheraton Hotel;
- The proposed stormwater management provisions would result in 0.86 inches of stormwater retention, which was substantially greater than the estimated 0.44 inches of retention that would occur if no features were added to the existing buildings; and
- The proposal would not preclude opportunities for innovative stormwater management strategies with future FDPs and new standards in the Public Facilities Manual to help achieve the applicant's stormwater management goals.

Ms. Baker stated that she concurred with staff that Development Condition Number 2 would resolve the outstanding issue of outdoor dining. She also pointed out that the issue regarding surface parking would be addressed by Proffer Number 6D, Interim Structures and Uses, which stated that surface parking on the sites for Buildings A and B would be discontinued after three years. In conclusion, Ms. Baker thanked staff for their work and she also thanked the Hunter Mill Land Use Committee and the Westwood Village Association for coordinating with the applicant, adding that both organizations supported the proposal. (A copy of Ms. Baker's PowerPoint presentation is in the date file.)

Answering questions from Commissioner Sargeant, Ms. Baker indicated that the beginning of the next phase of development for the subject property would be determined by the market, noting the appeal of the location of the site due to its proximity to a future Spring Hill Metrorail Station. In addition, she said the proposal included new sidewalks along Leesburg Pike that

would create a pedestrian path to the Metrorail Station and additional pedestrian enhancements at nearby intersections would make the path more appealing. She also concurred that the applicant's trip reduction goal of 30 percent was currently in place at the site and this goal would be increased to 35 percent once the development surpassed 65 million GFA.

Responding to questions from Commissioner Hurley, Ms. Baker said that the potential school bus stop located in Park A would primarily serve the neighboring Westwood Village community, noting that a school bus could not access this community because it could not turn around. She added that the applicant did not expect many children at the proposed development. Commissioner Hurley also encouraged the applicant to consider the possible addition of a child care center.

In response to questions from Commissioner Hart, Ms. Baker indicated that each park on the site would be privately maintained, saying that the developer would initially be responsible for maintenance and such responsibilities would eventually be given to the unit owners association. She then pointed out that this was articulated in the second sentence of Proffer Number 54, Publicly Accessible Parks, which stated, "While these park spaces are retained in private ownership, the Applicants shall record public access easement(s) ensuring that the park space(s) are open to the public for periods of time consistent with traditional Fairfax County parks and providing for perpetual private maintenance." She added that Proffer Number 4, Declarations/Owners Association, specified the establishment of the unit owners association. Commissioner Hart noted the importance of specifying who was responsible for maintaining park space, citing an instance in Merrifield where ownership and maintenance of certain spaces was not clearly articulated.

In reply to additional questions from Commissioner Hart, Ms. Baker confirmed that it was not the applicant's intention to make all future telecommunications features a by-right development and the 2232 process would be utilized when necessary. She also explained that general parking would be provided for a fee and if dedicated spaces were leased, a monthly fee would apply. She also said that the applicant would not unbundle the parking. A discussion ensued between Commissioner Hart and Ms. Baker wherein Ms. Baker agreed to clarify the proffer language on the parking provisions.

Commissioner Hart pointed out that the proposal included two parking spaces in each parking garage serving the residential building that would accommodate an electrical vehicle charging station. He also the proffer language for this provision, as articulated in Proffer Number 19A, Electric Vehicle Charging Infrastructure, had been copied from other similar developments. He then asked whether this language was sufficient because the County policies regarding electric vehicle charging stations had not been finalized. Ms. Baker then acknowledged that the indicated that more electric vehicle charging stations could be provided if deemed necessary.

When Commissioner Litzenberger asked whether the proposed dog park in Park B would include a fee-based dog washing station, Ms. Baker said that this feature could be added as a potential use.

Commissioner de la Fe noted the difficulty of providing a ramp connecting the Dulles Toll Road to Boone Boulevard and commended staff and the applicant for accommodating this possible development.

Replying to a question from Commissioner Flanagan, Ms. Baker confirmed that Proffer Number 52, Workforce Dwelling Units (WDU), stated that the WDUs would be provided within the residential buildings and the applicant would not exercise the option to provide funds to construct WDUs on the perimeter of Tysons Corner. Commissioner Flanagan expressed support for this provision because it would construct WDUs in close proximity to a Metrorail Station.

Chairman Murphy called the first listed speaker and recited the rules for public testimony. Dennis McCarver, President, Arts Council of Fairfax County, McGuire Woods, LLP, 1750 Tysons Boulevard, Suite 1800, McLean, spoke in support of the application because it would fulfill the Comprehensive Plan recommendation to provide for visual and performing arts. In addition, he said that the proposal would contribute to a Master Arts Plan, noting that a task force had already been formed to develop this plan. He pointed out that the proposal included a \$350,000 contribution in Proffer Number 59, Master Plan for the Arts, to support the development of the Master Arts Plan. He also stated that Proffer Number 58, Public Space, would reserve 3,500 square feet of public space available within Building A or B for arts activities. Mr. McCarver commended the applicant for its commitment to the arts and encouraged other developers to follow their example, citing the existing sculpture that the applicant had contributed to the site. He then noted the importance of incorporating the arts into the landscape of Fairfax County. (A copy of Mr. McCarver's statements is in the date file.)

Commissioner Hedetniemi pointed out the frequency with which the arts were addressed by the Tysons Land Use Task Force and noted the contributions of Ann Rodriguez, the former Chairman of the Arts Council and a member of the Economic Development Authority.

Chairman Murphy called for speakers from the audience.

Nancy Youngdale, 8874 Ashgrove House Lane, Vienna, voiced support of the proposal, saying that it would be a good addition to the community. She also addressed Commissioner Sargeant's previous remarks about the pedestrian route to the future Spring Hill Metrorail Station, saying that the planned design for the routes would be safe and effective. However, she said that she and the Westwood Village Townhouse Association did not support the construction of the ramp connecting the Dulles Toll Road to Boone Boulevard because it would create excessive traffic for their community.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Ms. Baker, who declined.

Commissioner de la Fe said that he concurred with Ms. Youngdale's remarks regarding the proposed ramp, but since this ramp was depicted on the Comprehensive plan, the applicant had to accommodate it in the proposal.

Commissioner Lawrence commended staff and the applicant for their work on these applications.

Chairman Murphy called for concluding staff remarks from Ms. Lin, who declined.

Commissioner Flanagan echoed Commissioner Lawrence's remarks regarding the work of staff and the applicant and also noted the contributions of Walter Alcorn, former At-Large Planning Commissioner, for his contributions to the Tysons Land Use Task Force.

There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2011-HM-032, SUBJECT TO EXECUTION OF PROFFERS DATED JULY 23, 2013.

Commissioner Lawrence seconded the motion which carried by a vote of 12-0.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-HM-032, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 31, 2013, AND THE BOARD OF SUPERVISORS' APPROVAL OF CONCURRENT REZONING.

Commissioner Lawrence seconded the motion which carried by a vote of 12-0.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING WAIVERS AND MODIFICATIONS:

- A WAIVER TO ALLOW THE USE OF UNDERGROUND STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES IN A RESIDENTIAL DEVELOPMENT (6279-WSWD-001-1), SUBJECT TO DEVELOPMENT CONDITIONS DATED MAY 28, 2013, AND CONTAINED IN ATTACHMENT A TO APPENDIX 10 OF THE STAFF REPORT;
- A WAIVER OF SECTION 2-505 OF THE ZONING ORDINANCE TO PERMIT STRUCTURES AND VEGETATION ON A CORNER LOT, AS SHOWN ON THE CDP AND FDP;
- A MODIFICATION TO THE ZONING ORDINANCE TO ALLOW FOR A PARAPET WALL, CORNICE, OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE FEET, AS MAY BE INDICATED ON THE FDP, TO SCREEN MECHANICAL EQUIPMENT;
- A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES/STRUCTURES LOCATED

WITHIN THE REAR YARD FOR AREAS ASSOCIATED WITH SPORTS COURTS
AND URBAN PLAZAS, AS IDENTIFIED ON THE FDP;

- A MODIFICATION OF THE REQUIREMENT FOR A MINIMUM DISTANCE OF FORTY FEET FOR LOADING SPACE IN PROXIMITY TO DRIVE AISLES TO THAT DEMONSTRATED ON A CDP OR FDP;
- A WAIVER OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW A PRIVATE STREET TO EXCEED 600 FEET IN LENGTH, AS SHOWN ON THE CDP;
- A MODIFICATION OF SECTION 7-800 OF THE PUBLIC FACILITIES MANUAL (PFM) TO ALLOW THE USE OF TANDEM PARKING SPACES AND VALET SERVICES TO BE COUNTED AS REQUIRED PARKING AND AS PERMITTED BY THE PTC DISTRICT REGULATIONS;
- A MODIFICATION OF THE ZONING ORDINANCE REQUIREMENT FOR AN FDP AS PREREQUISITE TO A SITE PLAN FOR PUBLIC IMPROVEMENTS PLANS ASSOCIATED WITH PUBLIC ROADWAY, INFRASTRUCTURE, OR PARK SPACES;
- A WAIVER OF THE ZONING ORDINANCE REQUIREMENT TO PROVIDE ANY ADDITIONAL INTERPARCEL CONNECTIONS TO ADJACENT PARCELS BEYOND THAT SHOWN ON THE PLANS AND AS PROFFERED;
- A MODIFICATION OF ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE PLANS;
- A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEESBURG PIKE;
- A WAIVER TO ALLOW ESTABLISHMENT OF PARKING CONTROL, SIGNS, AND PARKING METERS ALONG PRIVATE STREETS WITHIN THE DEVELOPMENT;
- A WAIVER OF THE ZONING ORDINANCE REQUIREMENT FOR ANY FURTHER DEDICATION AND CONSTRUCTION FOR WIDENING EXISTING ROADS TO ADDRESS COMPREHENSIVE PLAN REQUIREMENTS BEYOND THAT WHICH IS INDICATED IN THE PLANS AND PROFFERS;
- A MODIFICATION OF THE PFM MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT IN FAVOR OF THAT SHOWN ON THE PLANS;
- A MODIFICATION TO ALLOW TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIORETENTION AREAS TO COUNT TOWARDS

COUNTY TREE COVER REQUIREMENTS, AS DEPICTED ON THE CDP AND FDP;

- A MODIFICATION OF THE 10 YEAR TREE CANOPY REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE PLANS AND AS PROFFERED; AND
- A MODIFICATION OF THE ZONING ORDINANCE AND PFM FOR REQUIRING TREE PRESERVATION TARGET AND TEN PERCENT CANOPY TO BE CALCULATED AS SHOWN ON THE OVERALL CDP AREA.

Commissioner Lawrence seconded the motion which carried by a vote of 12-0.

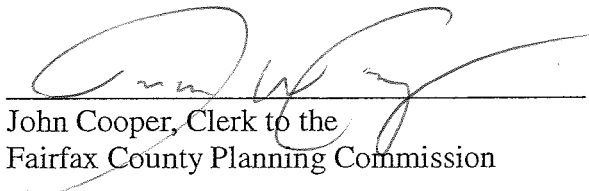
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The meeting was adjourned at 9:50 p.m.
Peter F. Murphy, Chairman
Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jacob Caporaletti

Approved on: July 17, 2014



John Cooper, Clerk to the
Fairfax County Planning Commission